



HAWKESFORD  
JAMES



**Bourne Grove**  
Sittingbourne, Kent, ME10 1SZ  
price: £350,000 Freehold





Convenience and calm combine in this immaculately presented detached bungalow, ideally positioned within a mile of Sittingbourne's town centre.

With a larger than average rear garden, garage, ample off-street parking, and a quiet cul de sac position, this property is sure to impress.

The current owner has tastefully modernised the interior with a neutral colour palette, creating a blank canvas for the next owner.

The accommodation comprises an entrance porch, entrance hall, lounge with patio doors leading to a sun room, fitted kitchen with shaker style units, modern shower room, and two bedrooms.

Further features include UPVC double glazing, gas fired central heating, climate control to the master bedroom and sun room, fitted wardrobes to the master bedroom, and a garage with power and light.

The larger than average rear garden is mainly laid to lawn, has a variety of established plants and shrubs. Double gates provide access from the front of the property to the detached garage.

Bourne Grove is situated to the West of Sittingbourne and offers convenient access to the A2 and town centre. Within walking distance of the property, you will find a parade of shops in nearby Gadby Road, bus routes, a convenience store, and Reynolds Fitness Spa on London Road.




Sittingbourne is approximately 17 miles from Canterbury and within 45 miles of London. Rail links to London Victoria and HS1 to St. Pancras International has made the town a popular choice for commuters.

The town offers a variety of leisure facilities including Swallows Leisure Centre, the Avenue Theatre, and a new cinema with leisure complex.

**Features**

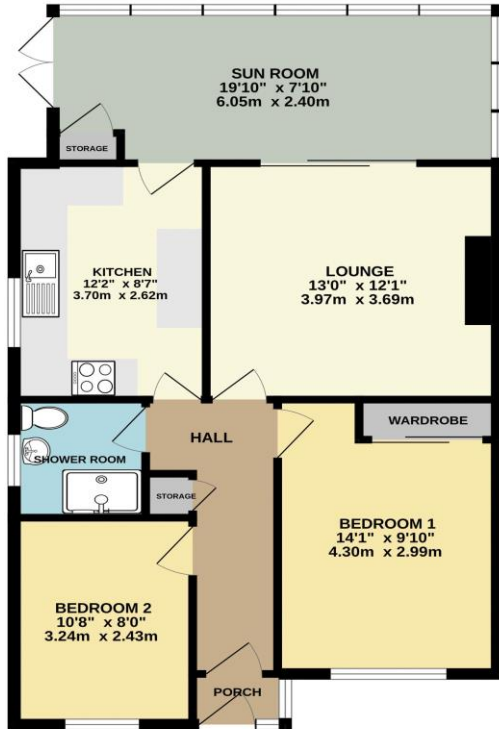
- Two bedroom detached bungalow
- Modern fitted kitchen & shower room
- Sun lounge
- Recently modernised
- Larger than average rear garden
- Climate control to the sun lounge and bedroom one
- Garage and driveway
- Council tax band: D
- EPC rating: D | 62
- Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC 
<small>WWW.EPC4U.COM</small>			





GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Disclaimer:**  
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate. Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts



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